

PREPARED BY AND RETURN TO:
REALTY TITLE
6397 GOODMAN RD SUITE 109
OLIVE BRANCH, MS 38654
662-893-8077

6/24/05 11:37:45
BK 503 PG 9
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by/Return to:
The Blackburn Law Firm, PLLC
6933 Crumpler, Suite B, Olive Branch, MS. 38654
(662) 895-6116 / FAX: (662) 895-6121

06000211

Sean Simon, ET UX,

Grantors

TO

Patrick N. Boscacay, ET UX,

Grantees

WARRANTY DEED


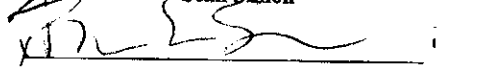
FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **We, Sean Simon and wife, Robin L. Simon**, Grantors, do hereby grant, bargain, sell, convey and warrant unto **Patrick N. Boscacay and wife, Dena A. Boscacay**, Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 19, Phase 1 Allendale Subdivision, situated in Sections 20 and 29, Township 1 South, Range 6 West, DeSoto County, Mississippi, according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi, in Plat Book 73 at Page 30, reference to which is hereby made in aid of and as a part of this description.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of the City of Olive Branch, DeSoto County, Mississippi including an easement to City of Olive Branch in Book 262, Page 204; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 73, Page 30; Deed Book 384, Page 475 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2005 and all subsequent years.

Taxes for the year 2005 are being pro-rated on an estimated basis as part of this closing. Grantors shall be liable and responsible to Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 16th day of June, 2005.


Sean Simon

Robin L. Simon

Realty title

2

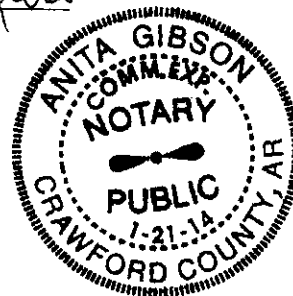
STATE OF Arkansas
COUNTY OF Crawford

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Sean Simon and Robin L. Simon**, who acknowledged to me that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 16th day of June, 2005.

Anita Gibson
NOTARY PUBLIC

My Commission Expires:
1-21-14



Grantors:
Sean Simon and wife,
Robin L. Simon

Address: 1909 Plum Creek

Alma, AR 72921

Home Telephone: 479-670-2726

Work Telephone: 479-471-7417

Grantees:
Patrick N. Boscacay and wife,
Dena A. Boscacay

Address: 7911 Allendale Drive

Olive Branch, MS 38654

Home Telephone: 662-893-8077

Work Telephone: 662-893-8077